
Site Address:	1 Eglantine Close, Waterlooville, PO8 9BQ		
Proposal:	Single storey side and rear extension with render finish to walls, including fenestration alterations.		
Application No:	APP/20/01197	Expiry Date:	12/02/2021
Applicant:	Mr A Jones		
Agent:		Case Officer:	Selina Donophy
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a detached bungalow located on the east side of Eglantine Close, Waterlooville. Eglantine Close forms a cul-de-sac to the south west of the site. This dwelling has a pitched roof with a flat roofed integral garage to the side, it is constructed from brickwork, stone and cladding, with tiles to the roof slope. The property features a character chimney to the principal elevation and retains an open boundary to the road, with a paved hardstanding to the front of the garage.

The immediate area is residential in character, with the road mainly comprising bungalows of a similar style to the application property.

Due to coronavirus it was not possible to undertake a site visit for this application, this recommendation has been made with the aid of photographs supplied by the applicant.

2 Planning History

None relevant

3 Proposal

Single storey side and rear extension with render finish to walls, including fenestration alterations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain
No comment

Councillor D Keast - Cowplain
No comment

Councillor Narinder Bains - Cowplain
No comment

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This proposal comprises a single storey side and rear extension located to the rear of the existing garage. It would have a flat roof with an average height of approximately 3.2 metres due to land level changes, a depth of approximately 10 metres and a width of 5 metres. It would create a utility room, kitchen diner and lounge to the rear, with bi fold doors sited on the south west elevation and a raised lantern rooflight. The existing conservatory would be removed and ground floor juliet balconies added to the rear elevation of the main property. There would also be some alterations to fenestration to the front elevation, removal of the chimney and changes to materials proposed which would include light grey render to the ground floor and black weatherboard cladding to the top of the front and rear gables. Alterations to the front driveway include brick paving, creating a hardstanding for vehicle parking to the front.
- 7.4 This proposal would be located towards the rear of the property and therefore would not be widely visible from the public realm . The case officer initially discussed with the applicant the potential to reduce the depth of the extension on a plot which is fairly constrained. Whilst no changes were achieved, on balance, any potential concerns over the impact on the relatively constrained plot would not be substantial enough to offer reason for refusal and with the demolition of the conservatory, the minimum garden depth as specified in the Havant Borough Design Guide of 10 metres would be retained. The materials are judged to be acceptable and the proposal as a whole is not deemed harmful to the character of the area.
- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the north east of the site are the rear gardens of No's 8 and 10 Eglantine Walk . These properties have rear gardens with lengths of approximately 15 metres . Whilst the proposed side and rear extension would have a height which would project above the fence line in height , notably towards the rear as the extension would not step down with the land , this is not judged to cause any significant harm to the amenity of these properties. It would not result in any unacceptable overshadowing to private amenity spaces and no windows are proposed which would overlook the rear gardens.
- 7.7 To the south west of the site is no 3 Eglantine Close. The extension would be sited away from this property and the existing conservatory sited on this side would be removed.
- 7.8 To the rear of the site is no 29 Celandine Avenue. The extension would come approximately 5 metres from the rear boundary however as it would be set at single storey level and with the separation distance to the boundary alongside the rear garden of no 29, whilst it would be visible , it is not deemed to be harmful to the amenity of no 29.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 This proposal would result in a 4 bedroom property. The Havant Borough Design Guide states that 4 bedroom property requires 3 on site parking spaces . The alterations to the front garden with the paving would allow for 3 spaces allocated on site. The applicant has supplied documentation showing that a dropped kerb has been agreed by HCC subject to conditions - as this is an unclassified road this would be acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01197

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Materials confirmation received on the 09.02.2021
Block and parking plan received on the 13.01.2020
Location plan received on the 13.01.2020
241120PL4 Proposed floor plan
241120PL5 Proposed front and side elevations
241120PL6 Proposed rear and side elevations

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

